

Guide to Open Space Topics in the Volcano Heights Sector Development Plan

Section	Topic	Page	For Review
1.0	Executive Summary	4-6	OS goals/issues
1.6	Plan Components	7	Plan structure/strategy
1.7	Using This Plan	7-8	Ditto above
2.1.2	NWMEP	13-14	How the two Rank III Plans interact
Tables 3.2 & 3.3	Minor/Major Criteria	26-28	How roads can be moved via administrative approval to avoid rock outcroppings
3.5	Definitions – “Open Space”	38-39	Definitions for various open space types
3.5	Definitions – “Rock Outcropping”	40	Definition per the Volcano Trails SDP
Exhibit 4.1	Mandatory Road Map	47	View preservation with East/West streets. Traffic management with grid network. See cross sections for bike lanes.
Exhibit 4.3	Recommended Intersections	49	See access modifications for safe crossings.
4.6	Mandatory Cross Sections	51-65	See map plus cross sections for bike lanes
4.6.4	Park Edge Street cross sections & streetscape standards	57-60	How street works with a potential trail on Monument edge
4.6.6	Unser Blvd	63	Note: bike lanes, sidewalks, multi-use trail
4.6.7	Paseo del Norte	64	Note: bike lanes, sidewalks, multi-use trail
5.1	Zoning map	76	Zoning strategy, including transition zones
7.0	Bonus Heights	124-128	Do assigned points match priorities? Are standards adequate? Are there bonus criteria to add?
7.4	Grading	125	Fill restrictions
10	Open Space Standards	142-151	See Usable and Detached standards
Table 10.1 (ix)	Private Walkway Connections to Rock Outcroppings	146	In lieu of trails, private walkways are intended to ensure pedestrian access to rock outcroppings
Exhibit 10.1	Rock outcrop map	148	Size can be doubled to count toward Usable and/or Detached Open Space requirements
12.1	Enviro & OS Goals	166-167	Taken from 2010 draft – still relevant & complete?
13.1	Enviro & OS Policies	174	Input needed for priority acquisition list
Appendix A	Pre-existing Conditions for Enviro & OS	A-2 to 4	Taken from 2006 draft – still relevant & complete? Probably needs some additional parks info, particularly about NEW planned parks nearby.
Appendix D	Private Preservation Options	D-1 to 14	Transfer of Development Rights memo & Sample Conservation Easement